

To date, ATXI has been unsuccessful in obtaining an easement from the Kevin R. Henthorn Revocable Family Trust (Trust). The Trust owns one parcel totaling approximately 122 acres located along the Quincy to Meredosia segment in Pike County, Illinois. The parcel has been designated internally as ILRP_QM_PI_005-ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, the Trust and its trustee, Mr. Kevin Henthorn to acquire an easement on approximately 42 occasions, including 18 phone calls, 4 emails, 16 voicemails, 1 in-person contact, and 3 letters. Mr. Henthorn and ATXI have a fundamental disagreement regarding the appropriate amount of compensation for the transmission line easement.

Mr. Henthorn believes that ATXI has undervalued the portion of the Trust's parcel subject to the easement. ATXI and Mr. Henthorn have engaged in negotiations to determine a mutually agreeable compensation offer. Mr. Henthorn provided a counteroffer after repeated requests from ATXI, but when asked to meet and discuss the counteroffer, Mr. Henthorn stated that he had retained counsel and subsequently ceased communicating with ATXI.

Prior to ceasing communications, ATXI provided Mr. Henthorn an appraisal report dated May 14, 2013, offered compensation based on the appraiser's determination of appropriate compensation for the easement, and attempted in earnest to negotiate a reasonable valuation, as evidenced by numerous contacts between the parties. Also, ATXI agreed to include changes to the easement language and a confidential settlement agreement to address Mr. Henthorn's concerns regarding the use of his property. ATXI's certified appraiser determined that the property's best use was Agricultural/Recreational, and used comparable properties in Pike and Brown Counties as the basis for his appraisal. Regardless, the parties remain significantly apart as to the appropriate level of compensation for the easement, with the Trust's counteroffer

totaling over twice as much as ATXI's current offer. Given this disparity, and the lack of progress in negotiations to date, ATXI and Mr. Henthorn are unlikely to resolve their differences, and therefore eminent domain authority for this landowner is requested.

ATXI Exhibit 1.4
Part P

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_005-ROW	3400610	Kevin R. Henthorn Revocable Family Trust, dated November 3, 2003	32349 443rd Street Griggsville, Illinois 62340	82.16 acres of land, more or less, described as Tract II, being the E1/2 of the SE1/4 of S7, T3S, R4W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated September 17, 2009 and recorded in Book 790, Page 48, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

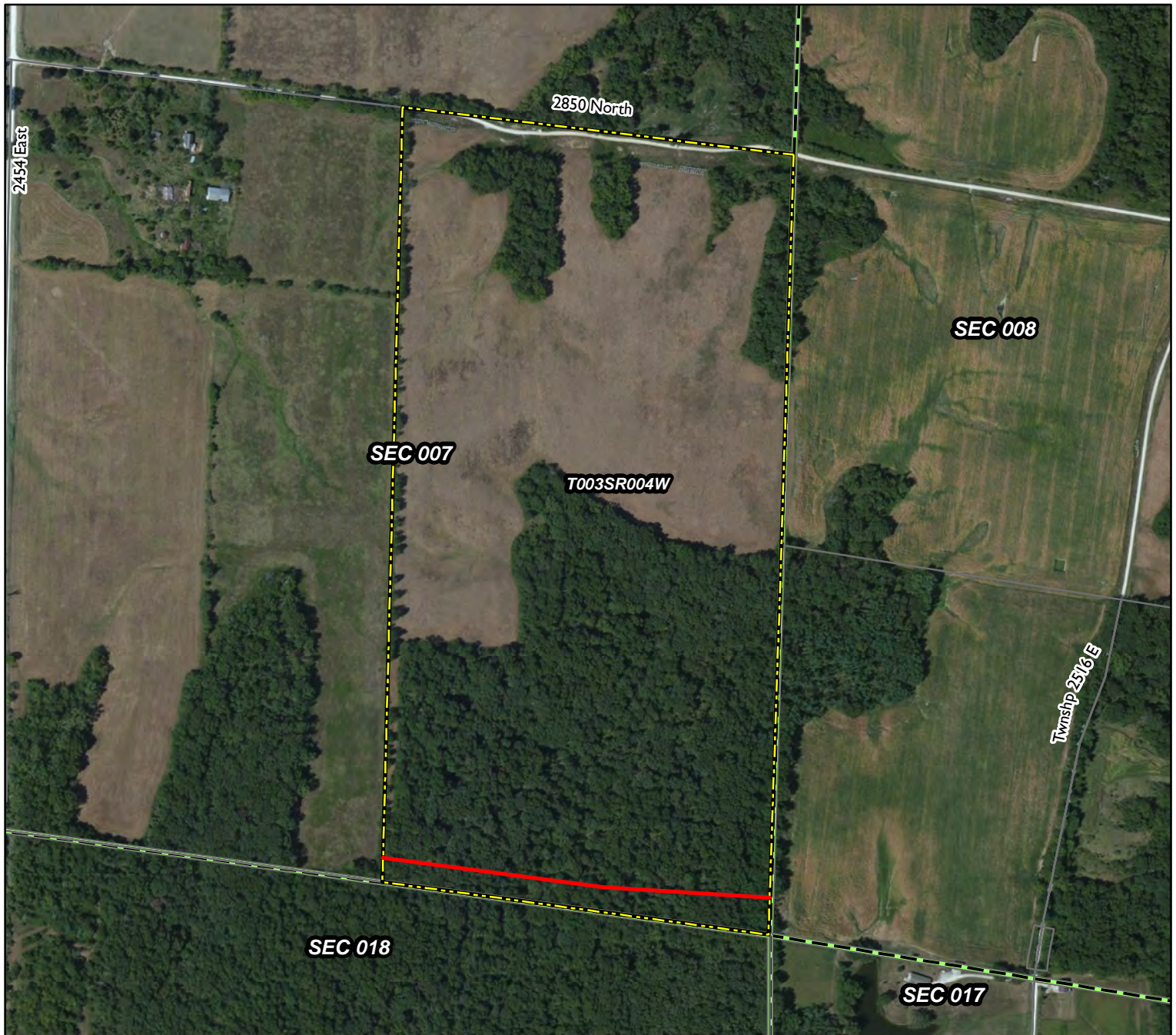
ILRP QWART PT - 005
Henthorn**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/25/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Mearns ☒



Tax ID: 3400610



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.025 0.05 0.1 0.15 0.2 0.25 Miles

**HENTHORN REVOCABLE FAMILY
TRUST KEVIN R**

Tract No.:ILRP_QM_PI_005

Date: 3/24/2014

EXHIBIT 1

A 4.636 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO KEVIN HENTHORN, TRUSTEE OF THE KEVIN R. HENTHORN REVOCABLE FAMILY TRUST, RECORDED IN BOOK 790, PAGE 48 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2;

THENCE NORTH 01 DEGREES 30 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 150.90 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 13 MINUTES 31 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 16.46 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 621.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 86 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF 708.15 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2;

THENCE SOUTH 01 DEGREES 46 MINUTES 54 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.07 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 27 MINUTES 13 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 718.31 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID EAST 1/2;

THENCE NORTH 82 DEGREES 13 MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 627.47 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 201,924 SQUARE FEET OR 4.636 ACRES OF LAND, MORE OR LESS.

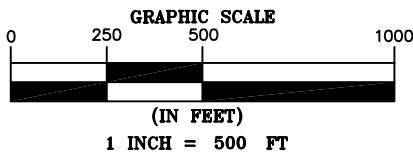
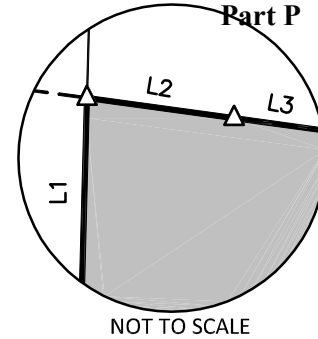


EXHIBIT 1

DETAIL "A" **ATXI Exhibit 1.4**
Part P



DEREK E. KARMA
BOOK 582, PAGE 34
D.R.P.C.I.
ILRP_QM_PI_004

TRACT 2
KEVIN HENTHORN, TRUSTEE OF THE
KEVIN R. HENTHORN REVOCABLE FAMILY TRUST
BOOK 790, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_005

SECTION 8
TOWNSHIP 3S
RANGE 4W

ROYCE B. DICKMAN,
TRUSTEE OF THE
ROYCE B. DICKMAN
AND LUCILLE A. DICKMAN TRUST
BOOK 624, PAGE 331
D.R.P.C.I.
ILRP_QM_PI_008

PROPOSED 150'
WIDE EASEMENT
4.636 ACRES
(201,924 S.F.)

SEE DETAIL "A"

P.O.B.

TOWNSHIP RD 2516E

ROYCE B. DICKMAN,
TRUSTEE OF THE
ROYCE B. DICKMAN
AND LUCILLE A. DICKMAN TRUST
BOOK 624, PAGE 331
D.R.P.C.I.
ILRP_QM_PI_007

DAVE P. BELLIS AND
CARRI L. BELLIS
BOOK 767, PAGE 345
D.R.P.C.I.
ILRP_QM_PI_006



SECTION 18
TOWNSHIP 3S
RANGE 4W

SECTION 17
TOWNSHIP 3S
RANGE 4W

TOWNSHIP RD 2516E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°30'39"E	150.90
L2	S82°13'31"E	16.46
L3	S82°13'18"E	621.94
L4	S86°27'13"E	708.15
L5	S01°46'54"W	150.07
L6	N86°27'13"W	718.31
L7	N82°13'18"W	627.47

LEGEND

D.R.P.C.I.

DEED RECORDS
PIKE COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING
CALCULATED POINT



SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

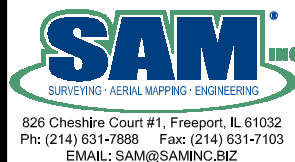
NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/24/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_005
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST
OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS